



**TOWN OF LOS GATOS  
DEVELOPMENT REVIEW  
COMMITTEE REPORT**

MEETING DATE: 01/03/2023

ITEM NO: 1

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**DRAFT  
MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
DECEMBER 20, 2022**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on December 20, 2022, at 10:00 a.m.

**This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chambers.**

**ROLL CALL**

Present: Jennifer Armer, CDD Planning; Robert Gray, CDD Building; Corvell Sparks, PPW Engineering; and Kenny Ip, SCCFD.

Absent: None.

Staff: Jocelyn Shoopman, CDD Planning; Ryan Safety, CDD Planning; Erin Walters, CDD Planning.

**MEETING CALLED TO ORDER AT 10:02 AM**

**VERBAL COMMUNICATIONS**

- None.

**CONSENT ITEMS**

1. Approval of Minutes – November 22, 2022

**MOTION:**                      **Motion by Robert Gray to approve the consent calendar. Seconded by Corvell Sparks.**

**VOTE:**                        **Motion passed unanimously 4-0.**

## **PUBLIC HEARINGS**

2. 14339 Oka Lane

Certificate of Compliance Application M-22-006

Requesting Issuance of a Certificate of Compliance for Property Zoned R-1:8. APN 424-44-012.

PROPERTY OWNER/APPLICANT: DBI Construction, Nick Gera

PROJECT PLANNER: Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Terry Szewczyk, Applicant

They agree with the Town's decision and will move to the next phase of their project.

Sudhanshu Bagora, Neighbor

They are wondering what this application means and how their neighborhood would change with this project being next door to them.

Jega A, Neighbor

They want to understand the process of what the Certificate of Compliance means and how it will affect them as they are a neighbor of the project.

Pramod Kumaresan, Neighbor

They would like the developer to share what their next steps are for this project.

Nick Gera, Applicant

They have three existing legal lots, and they plan to build a structure on each lot. While they don't have anything designed yet, they will work with the Town and community to review the designs.

Closed Public Comment.

Committee members discussed the matter.

Erin Walters, Project Planner

This Certificate of Compliance application is to formally verify that there are three (3) legal lots associated with the subject parcel. This application does not include a proposed lot line adjustment or modification to existing structures or any proposed new residences. At this time the Town has not received applications for a lot line adjustments or an Architecture and Site application for new single-family homes. If the applicant applies for future planning applications the public will be notified and may participate in the public hearing process.

**MOTION:**                    **Motion** by **Robert Gray** to approve with required findings and recommended conditions of approval. **Seconded** by **Corvell Sparks**.

**VOTE:**                    **Motion passed unanimously 4-0.**

**Appeal rights were recited.**

3. 407 University Avenue  
Architecture and Site Application S-21-022.

Requesting Approval for Demolition of an Existing Single-Family Residence and Construction a New Single-Family Residence on Property Zoned R-1D. APN 529-07-041.

PROPERTY OWNER: Ivan Pinedo

APPLICANT: Jeff Guinta

PROJECT PLANNER: Jocelyn Shoopman

The project planner presented the staff report.

Opened Public Comment.

Jeff Guinta, Applicant

While the site has been difficult, they are happy with the final product. There is a public comment received today by a neighbor with concerns that their view of the hillside will be disrupted. The Applicant is asking if there are any guidelines for the potential concern by the neighbor.

Closed Public Comment.

Committee members discussed the matter.

Jocelyn Shoopman, Project Planner

The Town Code does not consider views a protected right.

**MOTION:**                    **Motion** by **Kenny Ip** to approve with required findings and recommended conditions of approval. **Seconded** by **Corvell Sparks**.

**VOTE:**                    **Motion passed unanimously 4-0.**

**Appeal rights were recited.**

4. 15415 Santella Court  
Architecture and Site Application S-22-011.

Requesting Approval for Construction of a New Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-2 ½:PD. APN 527-09-022.

PROPERTY OWNER: Paul Nuytten

APPLICANT: Amy Felix

PROJECT PLANNER: Ryan Safty

The project planner presented the staff report.

Opened Public Comment.

Carla Bernal, Applicant

She is happy to be here and is excited for the project. Her clients have been flexible with the project based on community comments and Town guidelines.

Robert Abrams, Neighbor and HOA Board Member

They look forward to reviewing the project more closely and want to stress the lack of parking in the area and to be mindful when construction starts.

Carla Bernal, Applicant

They will review the parking with the homeowner.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                    **Motion by Robert Gray** to approve with required findings and recommended conditions of approval. **Seconded by Kenny Ip.**

**VOTE:**                    **Motion passed unanimously 4-0.**

**Appeal rights were recited.**

#### **OTHER BUSINESS**

- There will not be a DRC meeting on December 27, 2022, due to the Town Closure, but we will have a meeting on January 3, 2023.

#### **ADJOURNMENT**

The meeting adjourned 10:32 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 20, 2022 meeting as approved by the Development Review Committee.

Prepared by:

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Jennifer Armer, AICP, Planning Manager